

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Fourth Congressional District

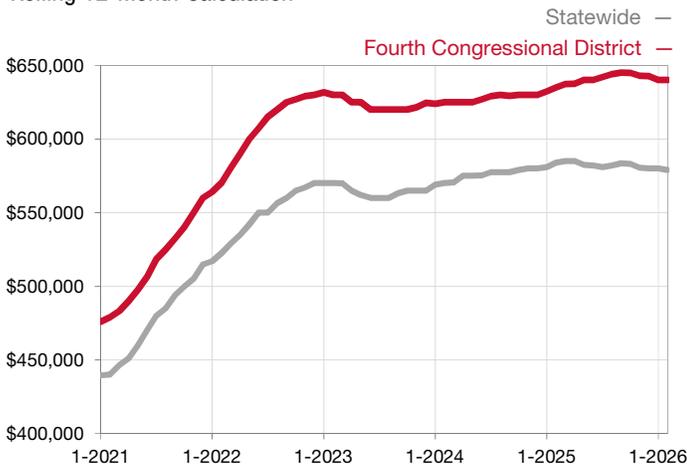
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	1,202	1,216	+ 1.2%	2,283	2,347	+ 2.8%
Sold Listings	718	759	+ 5.7%	1,339	1,297	- 3.1%
Median Sales Price*	\$628,000	\$620,000	- 1.3%	\$630,000	\$615,000	- 2.4%
Average Sales Price*	\$712,355	\$716,532	+ 0.6%	\$727,726	\$712,592	- 2.1%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	98.4%	98.3%	- 0.1%
Days on Market Until Sale	73	79	+ 8.2%	78	85	+ 9.0%
Inventory of Homes for Sale	2,614	2,426	- 7.2%	--	--	--
Months Supply of Inventory	3.0	2.7	- 10.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	173	197	+ 13.9%	338	362	+ 7.1%
Sold Listings	91	79	- 13.2%	160	136	- 15.0%
Median Sales Price*	\$445,000	\$430,000	- 3.4%	\$444,157	\$437,500	- 1.5%
Average Sales Price*	\$465,275	\$450,412	- 3.2%	\$463,252	\$458,397	- 1.0%
Percent of List Price Received*	98.4%	98.5%	+ 0.1%	98.4%	98.2%	- 0.2%
Days on Market Until Sale	80	86	+ 7.5%	77	87	+ 13.0%
Inventory of Homes for Sale	422	412	- 2.4%	--	--	--
Months Supply of Inventory	3.9	4.0	+ 2.6%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

